

# *Hampshire County Board of Education*

**SUPERINTENDENT OF SCHOOLS**  
*Jeffrey Pancione*



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November 10, 2022

School Building Authority of West Virginia  
Mr. Dana Womack  
2300 Kanawha Boulevard, East  
Charleston, WV 25311-2306

Dear Mr. Womack:

The Hampshire County Board of Education (the board) opened bids for the new Central Elementary School on November 9, 2022. The school was originally funded for \$15,089,664 comprised of an SBA Needs Grant of \$8,000,000 and local Bond Funds of \$7,089,664. The funding amount was approved based on the SBA Funding Formula at the time of this grant and the passage of our bond.

Due to the recent inflationary cost increases, the board worked diligently with our Architect, McKinley Architecture & Engineering, and the School Building Authority during design to reduce the square footage in order to meet the requirements of WVDE Policy 6200 and to reduce costs for our new Central Elementary School. Some of the areas that were reduced during this process were: removing a secondary access road, reduced upper height of masonry, reduced areas of glazing to over 30%, reduced canopies over every exterior door and to more efficient construction systems, assemblies, materials and finishes (a summary list of cost reductions are attached). The building bid costs came in as a result of these efforts at \$301/sf which is over 10% less than similar school projects recently bid in the region. The new Central Elementary School includes a larger gymnasium that exceeds the size described in WVDE Policy 6200 but because of the reductions described above, the overall square footage of the building only exceeds the SBA's square footage allowance by 676 sf. In consultation with the SBA, the board has agreed that the formula used for calculating the cost of the increased gym size will be to calculate the bid day square footage cost times the square feet over the size allowance above 2000 sf to calculate the local commitment to be deducted from the supplemental funding request. This amount resulted in Hampshire County Schools committing an additional \$1,106,334 of local funds to the project. It is important to note that the bond listed a larger gymnasium in the new elementary school and it's the board's responsibility to the voters to provide what was described and voted for in the bond.

In summary, total construction costs on bid day came in at \$18,479,901 including soft costs and contingencies. The bidding phase project cost estimate is attached. After deducting the SBA grant amount, local bond proceeds and the additional local funds to cover the cost of the gym, the

111 School Street  
Romney, WV 26757

Hampshire County Board of Education is requesting \$2,238,403 in Supplemental School Building Authority funding to complete this project.

As per the request of the SBA, the board has reviewed our local funds and at this time is unable to provide additional local funds for the project besides those described above. As part of the bond, there are two more elementary schools and renovations to Hampshire High School that will be bid in the near future. With the uncertainty of those construction costs and the unstable market, the board is not able to allocate any additional local funds at this time.

The Board will continue to work closely with its Architect and the School Building Authority to review projects costs and maximize the state and local taxpayer resources. Please do not hesitate to contact me if you have any questions at (304) 822-3528.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeff Pancione', with a large, stylized initial 'J' and a long, sweeping underline.

Jeffrey Pancione  
Superintendent